046.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	202,700 / 202,700
					USE VALUE:	202,700 / 202,700
					ASSESSED:	202,700 / 202,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36	-38	SHERBORN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOUSING CORP OF ARLINGTON
Owner 2:	
Owner 3:	
Street 1:	252 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHEVES GEORGE A & EVA B -
Owner 2:	-
Street 1:	36 SHERBORN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,334 Sq. Ft. of land mainly classified as Housing Corp with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2340 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
114	4334.000	88,100	4,600	110,000	202,700
Total Card	0.099	88,100	4,600	110,000	202,700
Total Parcel	0.099	88,100	4,600	110,000	202,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 86.62 | /Parcel: 86.62

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 32324
GIS Ref:
GIS Ref:
Insp Date: 10/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 046.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	114	FV	94,000	4600	4,334.	220,000	318,600	318,600	Year End Roll	12/18/2019
2019	114	FV	72,900	4600	4,334.	467,500	545,000	545,000	Year End Roll	1/3/2019
2018	104	FV	72,900	4600	4,334.	341,000	418,500	418,500	Year End Roll	12/20/2017
2017	104	FV	68,400	4600	4,334.	297,000	370,000	370,000	Year End Roll	1/3/2017
2016	104	FV	68,400	4600	4,334.	253,000	326,000	326,000	Year End	1/4/2016
2015	104	FV	60,900	4600	4,334.	247,500	313,000	313,000	Year End Roll	12/11/2014
2014	104	FV	60,900	4600	4,334.	203,500	269,000	269,000	Year End Roll	12/16/2013
2013	104	FV	63,400	4600	4,334.	193,600	261,600	261,600		12/13/2012

!3874!

PRINT

Date	Time
12/10/20	19:00:45

LAST REV

Date	Time
03/19/20	11:47:09
mmcmakin	
3874	

USER DEFINED

Prior Id # 1:	32324
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEVES GEORGE A	41782-115		1/15/2004		508,000	No	No		
	12927-510		1/28/1976		44,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/18/2018	1554	Porch	35,000	C				
10/18/2018	1553	Porch	35,000	C				
8/24/2011	912	Siding	14,750					NEW VINYL SIDING W
5/3/2004	323	Redo Kit	27,025	C				PARTIAL KIT & BTH
4/27/2004	279	Porch	7,850					REPAIR FR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
4/23/2009	Measured	163	PATRIOT
3/9/2005	Permit Visit	BR	B Rossignol
5/6/2004	Other Change	BR	B Rossignol
4/18/2000	Inspected	264	PATRIOT
3/8/2000	Measured	263	PATRIOT
8/21/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
114	Housing Corp		4334		Sq. Ft.	Site		0	80.	0.32	1			Restric	-75					110,004						110,000	

Total AC/HA: 0.09949 | Total SF/SM: 4334 | Parcel LUC: 114 | Housing Corp | Prime NB Desc: ARLINGTON | Total: 110,004 | Spl Credit | Total: 110,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	X - Restricted	80.	%
Special:			%
Override:			%
	Total:	86.2	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09871793
Const Adj.:	0.98000199
Adj $ / SQ:	183.047
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	638140
Depreciation:	550077
Depreciated Total:	88063

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

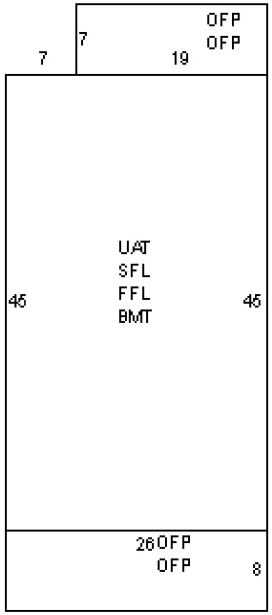
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	183.05
Special Features:	0	Val/Su Net:	19.64
Final Total:	88100	Val/Su SzAd	37.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,170	54.910	64,249
FFL	First Floor	1,170	183.050	214,165
SFL	Second Floor	1,170	183.050	214,165
OFP	Open Porch	682	18.540	12,645
UAT	Upper Attic	293	73.220	21,416

Net Sketched Area:	4,485			Total:	526,640
Size Ad	2340	Gross Are	5362	FinArea	2340

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 046.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X18	A	AV	1924	22.31	T	40	114			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600